



# Memorandum

**TO:** Historic Landmarks Commission

**FROM:** Courtney Damkroger

**SUBJECT:** See Below

**DATE:** July 25, 2002

---

**APPROVED:**

**DATE:**

---

**SUBJECT: SPSH 02-030 & CPSH 02-036. SPECIAL USE PERMIT AND CONDITIONAL USE PERMIT TO ALLOW THE DEMOLITION OF AN EXISTING INDUSTRIAL BUILDING AND THE REMOVAL OF ASSOCIATED IMPROVEMENTS, LANDSCAPING AND TREES, AND THE CONSTRUCTION OF A NEW RETAIL FACILITY AND ASSOCIATED SURFACE PARKING AREAS AND OTHER IMPROVEMENTS, LOCATED AT THE NORTHEASTERLY CORNER OF COTTLE AND POUGHKEEPSIE ROADS**

## **BACKGROUND**

The applicants, IBM and Lowe's Home Improvement Warehouse, are proposing to demolish the existing (ca 1957) industrial building and remove the associated improvements, landscaping and trees, and to construct a new retail facility and associated surface parking areas. The project site is located on the northeasterly corner of Cottle and Poughkeepsie Roads.

As discussed in the Report, IBM purchased the south San Jose site in the mid- to late- 1950's and commissioned architect John S. Bolles, a strong proponent of incorporating art in both public places and the work environment. Working with John S. Bolles to complete the campus design was landscape architect Douglas Bayliss. As noted in the Draft Report and Evaluation, this may be Bolles' only south San Jose commission. The site and the buildings that are on it are not identified in the City of San Jose Historic Resources Inventory. The Applicants have proposed that the industrial buildings, associated improvements, and landscaping be removed.

The General Plan Land Use Designation is Industrial Park with a Mixed Industrial Overlay, which would allow the proposed use.

## **ANALYSIS**

In order to better understand the significance of the industrial buildings and associated landscape improvements, Planning staff requested that the Applicants prepare an evaluation of the structures and site landscaping, including both their historical and architectural significance. The consultant found that the (ca 1957) structure qualifies for City Landmark status based on its architecture and architect. The structure in question attained a preliminary score of 84.17. As



noted in the Report, "the building exhibits exceptionally fine architectural style and quality of design not found in other similar buildings. IBM Building 025 appears to be individually significant for its architecture. It may be associated with events of historical significance through the research that was conducted in the building, although that was not identified. The building also appears to be a contributing element to a Historic District of, contiguous or discontinuous, buildings associated with the broad industry of high technology during the period of, 1950-1990 in San Jose". Staff has asked for additional information and an evaluation of the associated facilities and site landscaping. Copies of the draft evaluation are attached to this report.

The Director of Planning has required that the applicants prepare an Environmental Impact Report (EIR) to address the potentially significant environmental impacts of removing the structure and its associated improvements/landscaping and to propose appropriate mitigation measures. Please note that the proposed project is being brought to the Historic Landmarks Commission prior to the preparation of an Environmental Impact Report in an effort to share information as early in the process as possible. That EIR as well as project plans will be referred to the Landmarks Commission at a later date.

### **RECOMMENDATION**

Planning staff recommends the Historic Landmarks Commission review the Historic Report and forward recommendations regarding the proposed project and Environmental Impact Report to the Planning Director and Planning Commission.

Courtney Damkroger  
Historic Preservation Officer

Attachments: Historical Report and Evaluation for the Subdivision and Removal of Unused Facilities on 18 Acres at the IBM Corporation Cottle Road Campus San Jose, California, dated July \*\*, 2002, prepared by Urban Programmers

Cc: Jim Manion, Lowe's Home Improvement Warehouse, Site Development Manager, 1530 Faraday Avenue, #140, Carlsbad, CA 92008  
Craig Nemson, IBM, Manager, Space Planning & Systems Engineering, 5600 Cottle Road, San Jose, CA 95193  
Mark Stoner, Senior Real Estate Manager, Lowe's Home Improvement Warehouse, 1530 Faraday Avenue, #140, Carlsbad, CA 92008  
Maurice Abraham, AICP, Land Solutions, 1174 Lincoln Avenue, Suite 10, San Jose, CA 95125  
BRR Architecture, 6700 Antioch Plaza, Suite 300, Merriam, Kansas 66204  
Dave Heinrichsen/Brennan O'Keefe, Nolte Beyond Engineering, 1731 North First Street, Suite A, San Jose, CA 95112-4510